019.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,307,800	/	1,307,800
USE VALUE:	1,307,800	/	1,307,800
ASSESSED:	1,307,800	/	1,307,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPER MARGO M
Owner 2:	
Owner 3:	
Street 1:	50 SPY POND PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMMOND EDWARD J--ETAL -
Owner 2:	HAMMOND MARILYN A -
Street 1:	50 SPY POND PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 2544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9945.000	510,300	3,700	793,800	1,307,800
Total Card	0.228	510,300	3,700	793,800	1,307,800
Total Parcel	0.228	510,300	3,700	793,800	1,307,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.07 /Parcel: 514.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13504

GIS Ref

GIS Ref

Insp Date 12/02/17

!1598!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	510,300	3700	9,945.	793,800	1,307,800		Year end	12/23/2021
2021	101	FV	494,600	3700	9,945.	793,800	1,292,100		Year End Roll	12/10/2020
2020	101	FV	494,600	3700	9,945.	793,800	1,292,100	1,292,100	Year End Roll	12/18/2019
2019	101	FV	416,800	3700	9,945.	869,200	1,289,700	1,289,700	Year End Roll	1/3/2019
2018	101	FV	445,000	3700	9,945.	553,100	1,001,800	1,001,800	Year End Roll	12/20/2017
2017	101	FV	445,000	3700	9,945.	505,700	954,400	954,400	Year End Roll	1/3/2017
2016	101	FV	445,000	3700	9,945.	410,900	859,600	859,600	Year End	1/4/2016
2015	101	FV	426,800	3700	9,945.	410,900	841,400	841,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:15:13

LAST REV

Date	Time
10/24/19	15:18:44
apro	
1598	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMOND EDWARD	1229-69		8/10/2000		660,000	No	No	4	
	1003-102		9/1/1985		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	13504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2011	1196	Addition	94,000	C				2ND STORY ADDITION
8/28/2007	746	Manual	14,000	C				partion 9x1o dkroo
5/14/2004	362	Redo Kit	29,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	BS	Barbara S
5/7/2012	Info Fm Prmt	BR	B Rossignol
5/8/2009	Measured	372	PATRIOT
11/8/2005	Fieldrev-Chg	BR	B Rossignol
2/12/2001	MLS	MM	Mary M
4/4/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/24/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9945		Sq. Ft.	Site		0	85.	0.94	2			Water F	30					793,774						793,800	

Total AC/HA:	0.22831	Total SF/SM:	9945	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	
Total:	793,774	Spl Credit		Total:	793,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20732474
Const Adj.:	0.99989998
Adj $ / SQ:	156.937
Other Features:	93000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534894
Depreciation:	24605
Depreciated Total:	510289

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

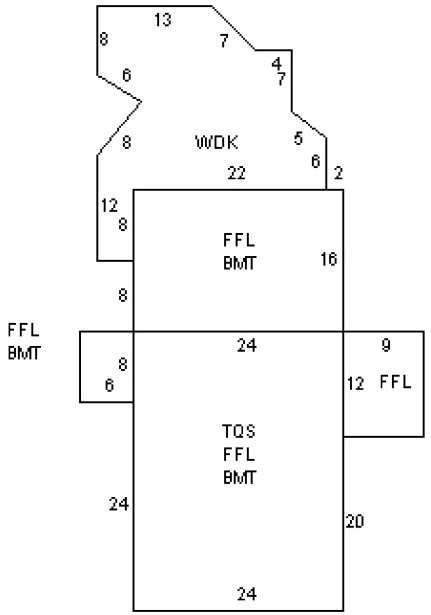
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.63
Special Features:	0	Val/Su Net:	143.63
Final Total:	510300	Val/Su SzAd	270.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,308	156.940	205,273
BMT	Basement	1,200	78.150	93,785
TQS	3/4 Story	576	156.940	90,395
WDK	Deck	469	8.130	3,814

Net Sketched Area:	3,553		Total:	393,267	
Size Ad	1884	Gross Area	3745	FinArea	2544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	55	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X22	A	AV	1949	25.33	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	11X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700